

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 12/12/2024

Parcel: &lt;&lt; 15-4S-17-08360-072 (30986) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	O'LEARY MICHAEL & CLARA 248 SW DUCKETT CT LAKE CITY, FL 32024		
Site	123 SE BRACKEN WAY, LAKE CITY		
Description*	LOT 60 VILLAGE WOOD UNIT 3. ORB818-784		
Area	0.39 AC	S/T/R	15-4S-17
Use Code**	MULTI-FAM <10 (0800)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning and Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$76,963	Building	\$76,963
XFOB	\$1,800	XFOB	\$1,800
Just	\$97,263	Just	\$97,263
Class	\$0	Class	\$0
Appraised	\$97,263	Appraised	\$97,263
SOH/10% Cap	\$7,152	SOH/10% Cap	\$0
Assessed	\$97,263	Assessed	\$97,263
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$90,111 city:\$0 other:\$0 school:\$97,263	Total Taxable	county:\$97,263 city:\$0 other:\$0 school:\$97,263

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/1996	\$52,500	818 / 784	WD	I	Q	
9/1/1985	\$57,000	572 / 536	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	DUPLEX (2700)	1985	1628	2204	\$76,963

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$1,400.00	1.00	0 x 0
0258	PATIO	0	\$300.00	1.00	0 x 0
0169	FENCE/WOOD	2013	\$100.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0300	MULTI-FAM (MKT)	1.000 LT (0.390 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

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